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Camberwell New Road, London, SE5, SE5 | Offers In Excess Of £385,000  
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- One Bedroom
  - Top Floor
  - Large Balcony
- Modern Kitchen and Bathroom
- Lease Length: 240 Years Remaining
- Ground Rent: £350 PA (Subject to Increase)
- Service Charge: £1528 PA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

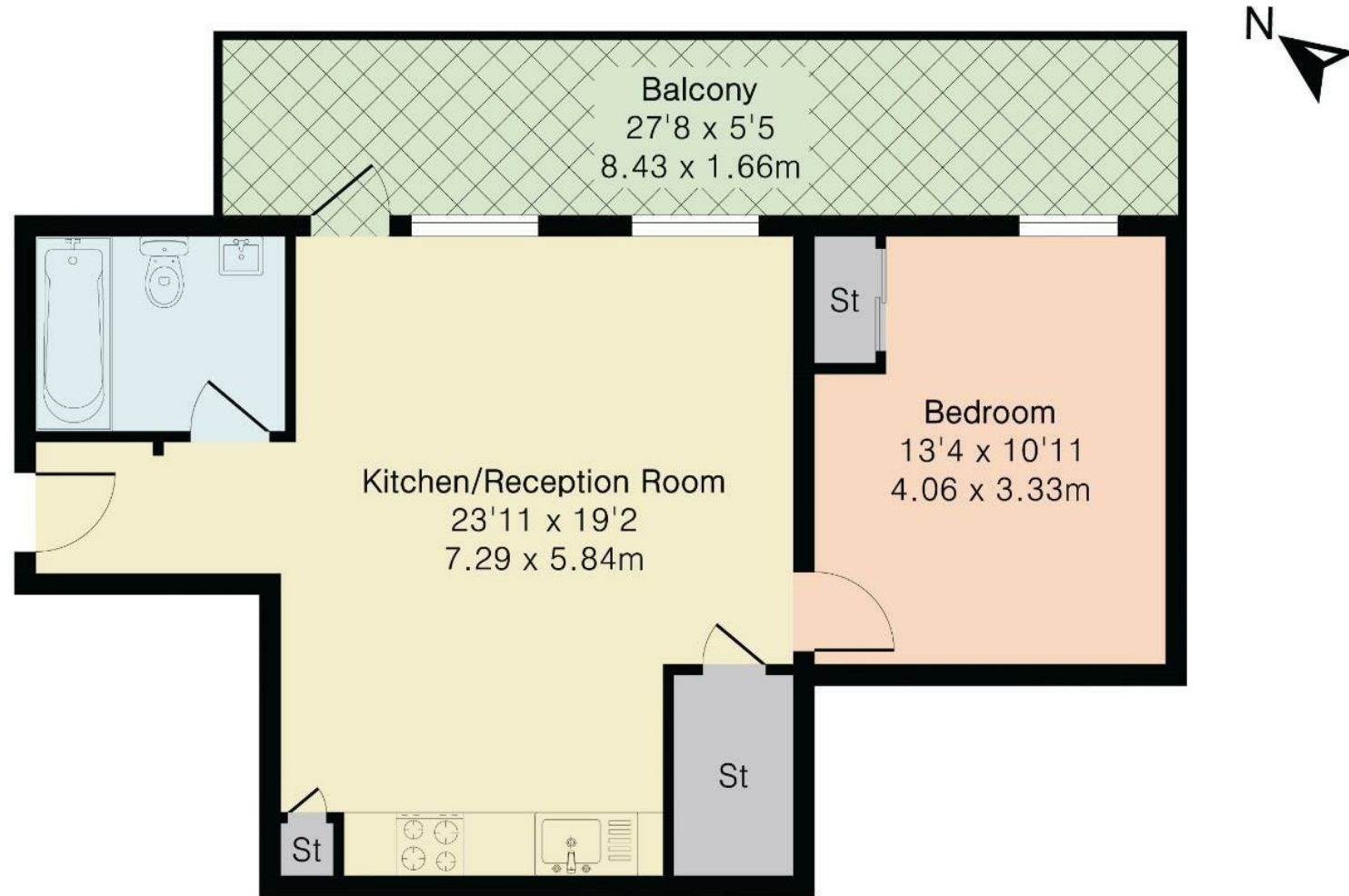
A modern and bright top floor apartment with a large balcony located in central Camberwell in a popular development!

Internally you are presented with a spacious open plan reception room, with plenty of space for relaxing and for a dining table and chairs and is finished with wood effect flooring and neutral decor. The open plan kitchen lends itself to entertaining and has sleek green handleless wall and base units, white work tops and integrated appliances. There is also a good-sized storage cupboard. The reception room has direct access to the larger than average private balcony which is the perfect spot to dine alfresco while overlooking London. The bedroom is a good size and has plenty of space for a bed and for additional furniture and benefits from built in storage. The room is finished with neutral décor and carpets. There is a modern fitted bathroom with a three piece suite including an overhead shower, a WC and a sink. The bathroom has large wall and floor tiling and a heated towel rail. The property further benefits from a video entry system.

Denmark Hill Station is 0.7 miles away for Zone 2 trains (fast to Victoria, Thameslink line to the City) and the Overground service to fashionable East London (Shoreditch, Dalston Junction, Highbury and Islington) and Clapham High Street and Junction. From Camberwell Green you can get a bus to every corner of London and you're just a couple of stops from Oval Underground Station (Northern). Just around the corner on Camberwell Church St. you will find a number of Time-Out recommended bars and restaurants.

Tenure: Leasehold  
Council Tax band: C  
Authority: London Borough of Southwark  
Lease length: 240 years remaining (Started in 2015 with a lease of 250 years.)  
Ground rent: £350 per annum  
Review period: doubling every 25 years  
Service charge: £1528 per annum  
Construction: Standard construction  
Property type: Flat  
Number of floors: 5  
Entrance on floor: 5  
Has lift: Yes  
Over commercial premises: Yes  
Parking: None  
Electricity: Mains electricity  
Water and drainage: Connected to mains water supply  
Mains surface water drainage: Yes  
Sewerage: Connected to mains sewerage  
Heating: Air to water heat pump  
Building safety issues: None  
Lease restrictions: None  
Public right of way through and/or across your house, buildings or land: No  
Flood risk: No  
History of flooding: No  
Planning and development: None  
Listing and conservation: None  
Accessibility: Lift access  
Mining: No coal mining risk identified

# Approximate Gross Internal Area 549 sq ft - 51 sq m



Fifth Floor

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

29 Denmark Hill, Camberwell, SE5 8RS | 020 7708 2002  
| [Camberwell.Sales@hunters.com](mailto:Camberwell.Sales@hunters.com)

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